

December 14, 2018

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, New Jersey 07746

**Re: Traffic Review
Tennent Road Wash & Lube, LLC
6 Tennent Road
Block 122, Lot 33
Application #: 18-6670**

Dear Board Members:

REMINGTON & VERNICK ENGINEERS has reviewed the documentation submitted regarding Traffic Engineering for a Use Variance to permit a commercial car wash and lube in the C-2 zone. The following documentation was reviewed by this office for the above-referenced application:

1. Variance Plan (1 Sheet), dated September 13, 2018, prepared by Cranmer Engineering, P.A.

We recommend the following comments be addressed with regards to this application:

Traffic Impact

1. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, the proposed Automated Car Wash with 1 tunnel is anticipated to create 50-78 new trips during the PM peak hour (50% entering, 50% exiting), using ITE Code 948: Automated Car Wash. While this amount of newly generated trips does not necessitate a formal traffic study, the applicant should testify as to the anticipated vehicle service time for both the car wash and oil change to ensure the demand during peak times may be processed.
2. Testimony should be provided regarding the anticipated demand for the oil change service and the typical completion time in order to ensure traffic is not bottlenecked at the driveway or onto Tennent Road.
3. Describe the detailing operation. How many cars will be detailed at one time and will it block traffic circulation?
4. Provide testimony as to the anticipated vehicle demand during peak times, the time to complete a car wash and what, if any, queues will impact the parking spaces on the northern side of the lot.

Site Plan

1. The following table indicates the parking requirement for this site based upon the Township Zoning Ordinance:

Use	Parking Requirement	Number of Spaces Required
Car Wash		
1 lane	12 per lane	12
	Total Required	12
	Total Proposed	8

1. The site plan indicates 8 striped parking spaces (2 ADA). The applicant appears to count the 4 parallel spots intended for vacuum cleaning as parking spots. Please clarify.
2. Provide testimony as to the number of employees working on the oil change and the car wash simultaneously. The car wash parking requirement does not account for the oil change operation.
3. Testimony should be provided regarding the ability of emergency vehicles to properly circulate the site without conflict.
4. The plans should be revised to indicate the intersection sight triangle at the site driveway as described in Chapter 220-179 B of the Township Code. The applicant's engineer should confirm that adequate sight distance exists in accordance with AASTHO polices for a 35-mph design speed.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.



Justin DiBiase, PE, PTOE
Zoning Board Traffic Engineer

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cc: Ronald Cucchiaro, Esq., Zoning Board Attorney
Laura Neumann, P.E., Zoning Board Engineer
Tennent Road Wash & Lube, LLC, Applicant
Cranmer Engineering, P.A., Applicant's Engineer
Marc D. Policastro, Esq., Applicant's Attorney